

ARTICLE 5: DISTRICTS AND BOUNDARIES

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§ 500 PURPOSE.

A. Residential districts. In order to classify, regulate, restrict and separate the use of land, buildings and structures and to further the goals set forth in this Code, the residential zoning districts are included to achieve the following purposes:

1. To reserve appropriately located areas for family living in a broad range of dwelling unit densities generally consistent with the Sedona Community Plan and public health, safety, and welfare;
2. To ensure adequate light, air, privacy and open space for each dwelling;
3. To minimize traffic congestion and to avoid the overloading of utilities by preventing the construction of an excessive number of buildings in relation to the land area around them;
4. To protect residential properties from noise, direct illumination, unsightliness, odors, smoke and other objectionable influences;
5. To facilitate provision of utility services and other public facilities commensurate with anticipated population, dwelling unit densities and service requirements.

The city is hereby divided into the following residential zoning districts.

RS-5A Single-Family Residential District - minimum lot size of 217,800 square feet or 5 acres per lot.

RS-70 Single-Family Residential District - minimum lot size of 70,000 square feet per lot.

RS-36 Single-Family Residential District - minimum lot size of 36,000 square feet per lot.

RS-35 Single-Family Residential District - minimum lot size of 35,000 square feet per lot.

RS-18a Single-Family Residential District - minimum lot size of 18,000 square feet per lot.

RS-18b Single-Family Residential District - minimum lot size of 18,000 square feet per lot.

RS-12 Single-Family Residential District - minimum lot size of 12,000 square feet per lot.

RS-10a Single-Family Residential District - minimum lot size of 10,000 square feet per lot.

RS-10b Single-Family Residential District - minimum lot size of 10,000 square feet per lot.

RS-6 Single-Family Residential District - minimum lot size of 6,000 square feet per lot.

RMH-12 Single-Family Residential and Mobile Home District - minimum lot size of 12,000 square feet per lot.

RMH-10 Single-Family Residential and Mobile Home District - minimum lot size of 10,000 square feet per lot.

RMH-6 Single-Family Residential and Mobile Home District - minimum lot size of 6,000 square feet per lot.

RM-1 Medium Density Multi-Family District - not more than 8 dwelling units per acre.

RM-2 High Density Multi-Family District - not more than 12 dwelling units per acre.

RM-3 High Density Multi-Family District - not more than 20 dwelling units per acre.

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MH Manufactured Home District.

PRD Planned Residential District.

B. Commercial districts. In order to classify, regulate, restrict and separate the use of land, buildings and structures and to further the goals set forth in this Code, the commercial zoning districts are included to achieve the following purposes:

1. To provide appropriately located areas for office uses, retail stores, service establishments and wholesale businesses, offering commodities and services required by residents of the city and its surrounding market area;

2. To encourage office and commercial uses to congregate for the convenience of the public and for a more mutually beneficial relationship to each other;

3. To provide adequate space to meet the needs of modern commercial development, including off-street parking and loading areas;

4. To minimize traffic congestion and to avoid the overloading of utilities;

5. To protect area properties from noise, odor, smoke, unsightliness and other objectionable influences incidental to commercial uses;

6. To promote high standards of site planning, architecture and landscape design for office and commercial development within the city.

The City is hereby divided into the following commercial zoning districts:

CN Neighborhood Commercial District

OP Office Professional District

C-1 General Commercial District

C-2 General Commercial District

C-3 Heavy Commercial/Light
Manufacturing District

RC Resort Commercial District

L Lodging District

C. Supplementary districts. In order to classify, regulate, restrict and separate the use of land, buildings and structures and to further the goals set forth in this Code, the city is divided into the following supplemental zoning districts:

PD Planned Development District

CF Community Facilities District

P Parking District

OS Open Space and Recreation
District

NF National Forest District

SU Special Use District

H Historic District

Districts and Boundaries

§ 501 ZONING MAP.

The location and boundaries of the land districts shall be established as they are shown on the City of Sedona Zoning Map with all notations, data, references, and other information adopted as part of this Code.

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§ 502 BOUNDARIES OF DISTRICTS.

502.01 Uncertainty of District Boundaries. Where uncertainty exists concerning the boundaries of the various districts as shown on the Zoning Map, the following rules shall apply:

A. The district boundaries are either private or public street center lines or easement center lines unless otherwise shown or noted. Where the districts designated on the Zoning Map are bounded approximately by street or easement center lines, the street or easement center lines shall be the designated boundary of the district;

B. Where the district boundaries follow or approximately follow the centerline of Oak Creek, the boundaries shall follow the channel center line of the Creek. In the event of a natural change in the location of the Creek the zoning district boundary shall move with the channel centerline;

C. Where the district boundaries are not shown by a specific dimension and where the property has been or may be divided into blocks and lots, the district boundaries shall be the lot lines. Where the districts designated on the Zoning Map are bounded approximately by lot lines, the lot lines shall be the boundary of the districts, unless the boundaries are otherwise indicated on the Zoning Map;

D. In unsubdivided property, the district boundary lines on the map accompanying and made a part of this Code shall be determined by the scale appearing on the map;

E. Where a district boundary line is shown by a specific dimension, such specific dimension shall determine the limits of the zoning district.

502.02 Zoning in Newly Annexed Areas. Unincorporated areas annexed by the city shall retain the applicable Yavapai or Coconino County zoning until city zoning is adopted by the Council. City zoning shall be adopted as soon as practical within 6 months from the effective date of the annexation.